

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: July 13, 2015

COUNCIL DISTRICT: 8

GENERAL INFORMATION

LOCATION 1511 East Cannon Street

ZONING/ USE (S) A-5/HC

NEIGHBORHOOD ASSOCIATION Terrell Heights

REQUEST

City of Fort Worth Code Compliance Department requests a determination from the HCLC, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at 1511 East Cannon Street can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

FINDINGS/RECOMMENDATIONS

The following criteria are used to in determining reasonable rehabilitation and/or demolition of a structure.

The historic and/or architectural significance of the building or structure:

The structure at 1511 East Cannon Street is a one story residence. Tarrant County Appraisal District lists the structure's construction date as 1920. The structure may be a Craftsman Style or Transitional Style residence. It is difficult to determine the exact style based on its current condition. The structure is clad in vinyl siding. There is both 117 wood siding and 105 wood siding visible beneath. The 105 siding can be seen in the rear addition section. The structure has a gable on hipped roof with composite shingles and boxed eaves. The rear addition section has wider eaves with exposed rafter tails. The front porch columns are Craftsman style boxed wood columns. The few windows remaining appear to be one-over-one. It is a contributing structure in the Terrell Heights Historic District.

The special character and aesthetic interest that the building or structure adds to the local Historic District or Landmark site:

Yes. The structure still retains its original building and roof form, original siding, and at least one original window, though it is in disrepair.

The condition of the building or structure:

The residence is in poor condition due to deterioration and neglect. The foundation is in disrepair and the floors are buckling. Preservation and Code Compliance Staff were only able to walk through a portion of the structure. The exterior walls are bowing and there is significant termite damage visible at the rear section of the structure. The roof and eaves are in disrepair

and shows signs of water damage and mold. Few windows remain on the structure. All interior walls and ceilings show water damage and are in need of repair or reconstruction.

Based on the information provided by the applicant, Staff does not believe that the structure at 1511 East Cannon Street could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Additional Note:

City of Fort Worth Preservation Ordinance

Certificate of Appropriateness, Demolition or Relocation:

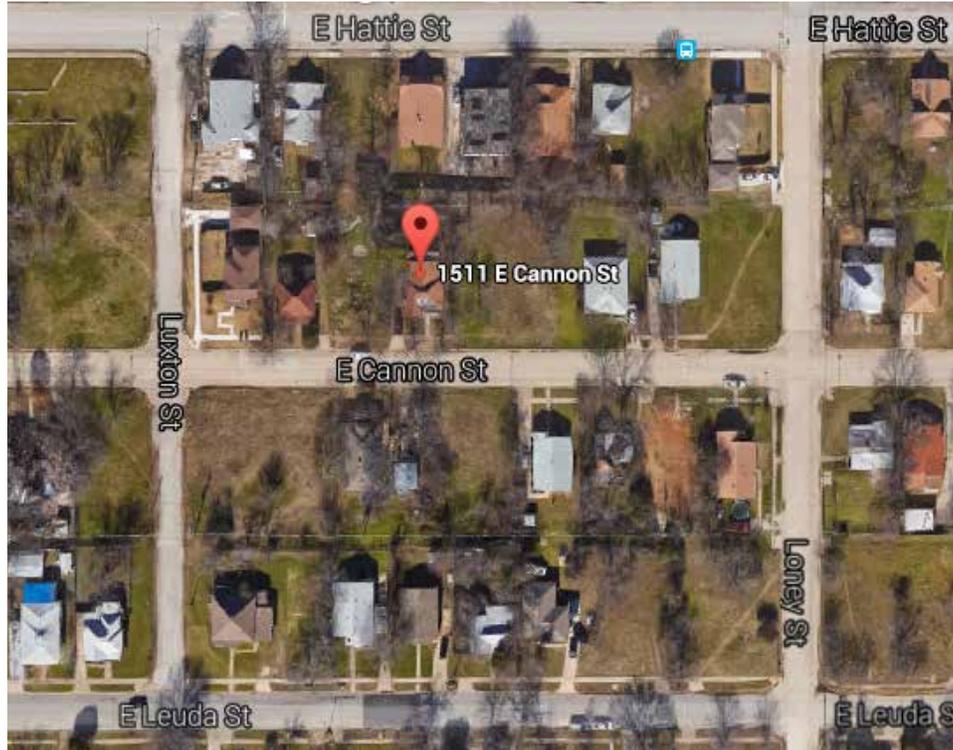
a. Loss of Significance:

The Historic and Cultural Landmarks Commission (HCLC) may approve a Certificate of Appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the HCLC must find that the owner has established by a preponderance of evidence that the structure has undergone significant and irreversible changes which have caused it to lose the significance, and/or features which qualified the structure for designation.

b. Economic hardship:

The owner of the property denied a Certificate of Appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the Certificate of Appropriateness is not issued for the demolition or relocation of the structure.

Supplemental Information



Aerial



Existing South (front) Façade of Structure

Additional Images



East Elevation (facing North)



East Elevation (facing South)



North (Rear) Elevation



West Elevation



West Elevation



Front Porch







Interior Images







**CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY**



Property Address: 1511 E. CANNON ST.

Category: 1

Legal Description: GLENWOOD ADDITION Block: 9 Lot: 15

File No.: 14-347277

Tax Account No.: 01062085

- Single Family Residence
 Two Family Residence
 Multifamily Residence
 Boarding House # of Units _____
 Commercial
 Industrial
 Accessory
 Other Use _____
 Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal
 Story ONE
 Occupied
 Vacant
 Open
 Secured

The above described property was inspected on 7/2/2014 by Code Enforcement Officer M. TURNER-MIMS, who may be contacted at (817) 392-2763. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined: a Building Permit; a Plumbing Permit; an Electrical Permit; or Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department/ Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.

An interior inspection is Required
 An interior inspection was completed on 7/2/2014 by Officer TURNER-MIMS in the presence of the owner / tenant / under the authority of an Administrative Search Warrant.

Owner: BOBBY EUGENE FIKES Phone: _____

Address: 1511 E CANNON ST FORT WORTH TEXAS Zip: 76104-3810

Signature: _____ DL# _____ DOB: _____

By signing above I acknowledge that the property referenced herein shall be required to come into compliance by _____. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that municipal court citations and further administrative actions are possible.

CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:

SMOKE DETECTORS: Missing
 Inoperative
 Improperly Located
 Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING: Yes
 No

EXTERIOR WALLS:

- Wood
 Charred
 Rotten
 Boards
 Loose
 Missing
 Siding
 Broken
 Missing
 Holes
 Breaches
 Cracks
 Buckled
 Leans
 Brick
 Loose
 Missing
 Damaged Paint
 Other _____

ROOF:

- Charred Wood
 Rotten Wood on Overhang
 Rotten Rafter Tails
 Rotten Decking
 Rotten Fascia Boards
 Shingles Missing
 Deteriorated Shingles
 Appears to Leak
 Sags
 Buckled
 Collapsed
 Holes
 Damaged Paint
 Other _____

FOUNDATION:

- Appears Inadequate Support
 Rotten Wood
 Piers
 Lean
 Missing
 Cracks in Perimeter Wall
 Cracks in Slab
 Missing Skirting
 Missing Access Cover
 Other _____

PROPERTY ADDRESS: 1511 E CANNON ST

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WINDOWS:

- Charred Wood Rotten Wood
- Broken Glass
- Glass Shards Not Removed
- Screens- Missing Damaged
- Burglar Bars w/No Release
- Bedroom Windows Boarded
- Damaged Paint
- Other _____

PORCHES:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Support Post Loose
- Support Post Missing
- Damaged Paint
- Cracks / Damaged Concrete
- Brick- Loose Missing
- Other _____

STEPS:

- Charred Wood
- Rotten Wood
- Missing Boards
- Inadequate Support
- Handrails Missing Loose
- Damaged Paint
- Cracks / Damaged Concrete
- Brick - Loose Missing
- Other _____

DOORS

- Charred Wood
- Rotten Wood
- Damaged Missing
- Off Hinges
- Poor Fit
- Broken Glass
- Glass Shards Not Removed
- Other _____

LAVATORY:

- Missing
- Damaged
- Loose From Wall
- Faucets - Leak Broken
 Loose
- Supply Line- Leaks Missing
- Non-conforming Waste Line
- Other _____

BATHTUB / SHOWER:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
 Loose Missing
- Damaged Tub/Shower Stall
- Other _____

WATER CLOSET:

- Missing
- No Anti-Siphon Ball Cock
- Stopped Up
- Poorly Anchored
- Water Leaks
- Runs Constantly
- Tank - Broken Cracked
- Bowl - Broken Cracked
- Missing Flush Handle
- Supply Line Disconnected
- Seat - Broken Missing
- Other _____

KITCHEN SINK:

- Missing
- Damaged
- Stopped Up
- Faucets - Leak Broken
 Loose Missing
- Trap - Leaks Missing
- Supply Line Leaks
- Supply Line Missing
- Non-conforming Waste Line
- Damaged Backsplash
- Damaged Countertop
- Other _____

WATER HEATER:

- Gas Electric
- Missing Disconnected
- Temp/Pressure Relief Valve
 Missing Damaged
- Drain Line - Missing
 Not Approved Pipe
 Not Extended Outside
 Not Elbowed Down
- Vent - Leaks Missing
- Non-confirming Vent
- Inadequate Combustion Air
- No Gas Cut Off
- Missing Fire Box Door
- Gas Supply Line Not Approved
- Gas Fired Located In Bed / Bath room
- Temperature Control - Missing
 Damaged Inoperable

PLUMBING MISCELLANEOUS:

- Open Clean Out
- Water Leak - Outside
 - Under Building Yard
- Vent Stack - Missing Broken
 - Not Extended Through Roof
- Sewer Line - Stopped Up
 - Running Out on Ground
- Other NO WATER SERVICE

INTERIOR WALLS AND CEILINGS:

- Charred Wood
- Cracks
- Holes
- Mold / Mildew
- Water Damage Smoke Damage
- Fire Damage
- Ceiling Appears to Leak
- No Impervious Material Around Bathtub
- Bathtub / Shower Enclosure - Damaged
- Other _____

ELECTRICAL SERVICE:

- Service Panel Burned
- Service - Missing Not Grounded
- Missing - Breakers Fuses
- Missing - Interior Panel Exterior Panel
- Exposed Wiring Fire Damaged
- Non-conforming Wiring in Panel
- Burned - Wiring Outlets Switches Fixtures
- No GFCI Over Kitchen Counter Space
- No GFCI in Bathroom Circuit
- Outlets - Missing Loose Damaged
- Switches - Missing Loose Damaged
- Fixtures - Missing Loose Damaged
- Outlet Covers - Missing Loose Damaged
- Switch Covers - Missing Loose Damaged
- Extension Cords in Place of Permanent Wiring
- Exterior Lights - Damaged Missing
- Non-conforming Wiring
- Other NO ELECTRIC SERVICE

MECHANICAL:

- Fire Damaged
- Non-conforming Gas Line to Space Heater
- Non-conforming Gas Line to Kitchen Stove
- A.C. / Heat Thermostat Control - Missing
 - Damaged Inoperable
- No Vent Fan or Window in Bathroom
- Bathroom Vent Fan Damaged Missing
 - Inoperable
- Other _____

FLOORS:

- Damaged
- Charred Wood
- Rotten Wood
- Missing Boards
- Holes Cracks
- Buckled
- Not Level
- No Impervious Material On Bathroom Floor
- Other _____

APPLIANCES:

- Stove - Missing Damaged Inoperable
- Refrigerator - Missing Damaged Inoperable
- Exhaust Fan - Missing Damaged Inoperable
- Disposal - Missing Damaged Inoperable
- Dishwasher - Missing Damaged Inoperable
- Other _____

PROPERTY ADDRESS: 1511 E CANNON ST

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MISCELLANEOUS:

CALL OFFICER TURNER-MIMS AT 817-944-7019 WITH QUESTIONS REGARDING VIOLATIONS,

PLEASE OBTAIN A BUILDING OR DEMO PERMIT AS REQUIRED

CHIMNEY:

GUTTERS/DOWNSPOUTS:

LANDINGS:

BALCONY:

WALKWAYS:

EXITS/EMERGENCY ESCAPE:

FIRE LANE PROTECTION:

PARKING AREA:

EXTERIOR / INTERIOR SANITATION:

EXTERIOR / INTERIOR INFESTATION: FLEAS AND BED BUGS

SWIMMING POOL/ SPAS:

FENCES:

WATER/SEWER: NO WATER SERVICE

GAS:

SECURITY DEVICES: NO SMOKE DETECTORS

WASHER CONNECTIONS:

FIREPLACE:

VENTILATION: NO VENTS

HEATING:

AIR CONDITIONING:

Tarrant Appraisal District

Real Estate

07/09/2015

Account Number: 01062085
Georeference: [15630-9-15](#)
Property Location: 1511 E CANNON ST, FORT WORTH, 76104



Owner Information: FIKES BOBBY EUGENE
1511 E CANNON ST
FORT WORTH TX 76104-3810

[4 Prior Owners](#)

Legal Description: GLENWOOD ADDITION
Block: 9 Lot: 15
Taxing Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$1,000	\$17,100	\$18,100
Appraised Value †	\$1,000	\$17,100	\$18,100
Approximate Size †††			1.204
Land Acres			0.1148
Land SqFt			5,000

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$1,000	\$17,100	\$18,100	\$1,000	\$17,100	\$18,100
2013	\$1,000	\$17,100	\$18,100	\$1,000	\$17,100	\$18,100
2012	\$1,000	\$16,500	\$17,500	\$1,000	\$16,500	\$17,500
2011	\$2,000	\$16,500	\$18,500	\$2,000	\$16,500	\$18,500
2010	\$2,000	\$16,300	\$18,300	\$2,000	\$16,300	\$18,300

2015 Notice Sent:

Protest Deadline:

Exemptions: HOMESTEAD OVER65 11.13 (c), HOMESTEAD GENERAL 11.13(b)

Property Data:

Deed Date: 12/06/1991
Deed Page:
Deed Volume: 0010470
Instrument: 00104700001350

Year Built: 1920
Pct Complete: 1.00
TAD Map: [2054-38B](#)
MAPSCO: TAR-077G
Agent:

State Code: A Residential SingleFamily
Garage Bays: 0
Central Air: N
Central Heat: N
Pool: N

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: July 13, 2015

COUNCIL DISTRICT: 8

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	City of Fort Worth – Code Compliance Arthur Allen Estate (owner)
LOCATION	924 East Dashwood Street
ZONING/ USE (S)	A-7.5/HC
NEIGHBORHOOD ASSOCIATION	Terrell Heights

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

The applicant requests a Certificate of Appropriateness to demolish the main structure and accessory structure.

APPLICABLE ZONING ORDINANCE REQUIREMENTS

Zoning Ordinance Article 5. Section 4.504

4. Certificate of appropriateness: demolition or relocation.

a. *Loss of significance:* The historic and cultural landmarks commission may approve a certificate of appropriateness for demolition or relocation when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

b. *Economic hardship:* The owner of a property denied a certificate of appropriateness based on loss of significance shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issue for the demolition or relocation of the structure.

- i. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable hardship exists under the criteria set forth in Section 4.506
- ii. If the historic and cultural landmarks commission finds that the owner has failed to establish by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.
- iii. If the historic and cultural landmarks commission finds that the owner has satisfied by a preponderance of the evidence that an unreasonable economic hardship exists, the certificate of appropriateness may be issued with or without the following conditions. The historic and cultural landmarks commission may delay the issuance of the certificate of appropriateness up to 180 days after the date of the public hearing; may require the preparation of a salvation plan; documentation of the property; and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

5. Certificate of appropriateness, economic hardship:

- a. If the historic and cultural landmarks commission finds that an owner of a property is not entitled to a certificate of appropriateness as a result of loss of significance, the owner shall have the right to introduce evidence to establish that the owner will suffer an unreasonable economic hardship if the certificate of appropriateness is not issued for the proposed demolition or relocation. The owner shall have the burden of establishing by a preponderance of the evidence that an unreasonable economic hardship exists under the criteria set forth in Section 4.506
- b. If the owner does not establish that an unreasonable economic hardship exists, the certificate of appropriateness shall be denied.
- c. If the owner does establish that an unreasonable economic hardship exists, the historic and cultural landmarks commission may delay the issuance of a certificate of appropriateness for up to 180 days from the date of the public hearing and may require the preparation of a salvage plan, documentation of the property and/or the preservation of trees, shrubs and other landscaping of substantial significance. These conditions shall be in compliance with all other city codes and ordinances.

Zoning Ordinance Article 5. Section 4.506- Unreasonable economic hardship: removal, demolition or relocation.

A. *Declaration of unreasonable economic hardship.* The historic and cultural landmarks commission may declare that an unreasonable economic hardship exists as a basis for:

- 1. Recommending removal of the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation; or
- 2. Issuing a certificate of appropriateness approving the demolition or relocation of property designated or pending designation as highly significant endangered or historic

and cultural landmark or located in an area designated or pending designation as an historic and cultural landmarks district.

B. *Burden of proof.* When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

1. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
2. The structure or property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
3. The owner has failed to find a purchaser or tenant for the property during the previous two years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

C. *Claim for historic and cultural landmarks districts.* Owners of individual structures or sites located in an historic and cultural landmarks district are entitled to a certificate of appropriateness for demolition or relocation upon proof of unreasonable economic hardship; however, an historic and cultural landmarks district designation shall be removed only from the entire district, upon proof that the designation results in an unreasonable economic hardship to the district as a whole. Individual structures or sites shall not be removed from an historic and cultural landmarks district.

D. *Consultation and search for alternatives.* The owner, persons or entities who have executed a sales contract or option contract for purchase of the property, or their representatives, the historic and cultural landmarks commission, local preservation groups and interested parties shall consult in good faith, as outlined in Section 4.504(D) in a diligent effort to seek alternatives that will eliminate the unreasonable economic hardship and preserve the structure or property.

E. *Proof of hardship:* As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and cultural landmarks commission by affidavit:

1. For all structures and property:
 - a. The past and current use of the structures and property;
 - b. The name and legal status (e.g., partnership, corporation) of the owners;
 - c. The original purchase price of the structures and property;

- d. The assessed value of the structures and property according to the two most recent tax assessments;
- e. The amount of real estate taxes on the structures and property for the previous two years;
- f. The date of purchase or other acquisition of the structures and property;
- g. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two years;
- h. All appraisals obtained by the owner or applicant within the previous two years in connection with the owner's purchase, financing or ownership of the structures and property;
- i. Any listing of the structures and property for sale or rent, price asked and offers received;
- j. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- k. Any replacement construction plans for proposed improvements on the site;
- l. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- m. The current fair market value of the structure and property as determined by a qualified appraiser.
- n. Estimate of the cost of the proposed demolition or relocation (construction and alteration are not applicable to this section) and an estimate of any additional cost that would be incurred to comply with the design guidelines.
- o. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

2. For income producing structures and property:

- a. Annual gross income from the structure and property for the previous two years;
- b. Itemized operating and maintenance expenses for the previous two years; and
- c. Annual cash flow, if any, for the previous two years.

3. In the event that the historic and cultural landmarks commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and cultural landmarks commission shall notify the owner. Failure by the owner to submit such information to the historic and cultural landmarks commission within 15 days after receipt of such notice, which time may be extended by the historic and cultural landmarks commission, will be grounds for denial of the owner's claim of unreasonable economic hardship.

APPLICABLE TERRELL HEIGHTS DESIGN GUIDELINES

Demolition and Relocation

The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the surrounding neighborhood. The demolition and relocation of buildings considered to be noncontributing to the character of the district shall be allowed with the appropriate approvals.

Appropriate	Not Appropriate
<ul style="list-style-type: none"> · Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site. · Removing later additions that cover, harm, or mask original or significant architectural features. · Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed. · Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site. · Replacing demolished buildings in accordance with the guidelines for new construction within this district. 	<ul style="list-style-type: none"> · Demolishing historically or architecturally significant buildings or site features that contribute to the district. · Demolishing a building or site feature that would have a detrimental impact on the public interest or adversely impact the visual character of the block or neighborhood. · Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition. · Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect. · Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense.

FINDINGS/RECOMMENDATIONS

On February 13, 2012, the HCLC reviewed a Request for Determination for 924 East Dashwood Street. At that time, the Commission believed the structure *could* be reasonably rehabilitated.

The structure at 924 East Dashwood is a one story residence. Tarrant County Appraisal District lists the structure's construction date as 1925. The structure is a Craftsman Style residence and is identified by its building form with front facing gable roof, moderate overhanging eaves with exposed rafter tails, 117 wood siding, partial front porch and one-over-one wood windows. It is a contributing structure in the Terrell Heights Historic District.

The residence is in poor condition due to deterioration and neglect. The foundation is in need of repair. The roof is sagging significantly and a portion of the roof on the west elevation has collapsed. There are several other holes throughout the structure. The exterior walls are bowing, particularly on the west elevation. The gap between the roof and the wall is several inches to a foot wide in places. There is significant water damage on the interior. The ceilings, floors, and most (if not all) interior walls will likely require complete reconstruction. The floors are spongy in every room.

There is a one-car detached garage in the southwest corner of the lot. The garage's roof has partially collapsed and the exterior walls are bowing significantly.

Loss of Significance

Per the Historic Preservation Ordinance (Article 5 Section 4.504), the HCLC may approve a certificate of appropriateness for demolition when it has determined that the structure is no longer significant. In making this determination, the historic and cultural landmarks commission must find that the owner has established by a preponderance of the evidence that the structure has undergone significant and irreversible changes which have caused the structure to lose the significance and/or quality or features which qualified the structure for historic designation.

Does the structure still retain any significant exterior architectural features that define the character of the structure and qualify as a contributing structure in the historic district?

Yes. The structure still retains its original building and roof form, original siding, and some of the original windows.

In its present condition, does the structure still contribute to the historic district?

Yes. However staff is concerned about the structures deteriorated condition.

What evidence has the applicant provided to support the request for demolition based on loss on historic significance?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet; and
- Code Compliance Building Survey Report, dated May 16, 2015.

Unreasonable Economic Hardship

Can the owner make reasonable beneficial use of or realize a reasonable rate of return on the site, regardless of whether that return represents the most profitable return possible, if the demolition is not allowed?

Unknown.

Can the structure be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return?

The site is zoned A-5, Single family. The property owner could rehab this structure or construct a new single family residence.

Has sale of the property been considered or attempted?

Unknown.

What evidence has the applicant provided to support the request for demolition based on loss on economic hardship?

The applicant submitted the following items to support their request for demolition.

- Photographs of the existing structures;
- Copy of Tarrant Appraisal District Real Estate Data Sheet; and
- Code Compliance Building Survey Report, dated May 16, 2015.

What was the original purchase price of the property?

Unknown

What are the current values on the property?

According to Tarrant County Appraisal, the land value on this property is \$5,000. The improvements value is listed as \$100. Total property value is \$5,100.

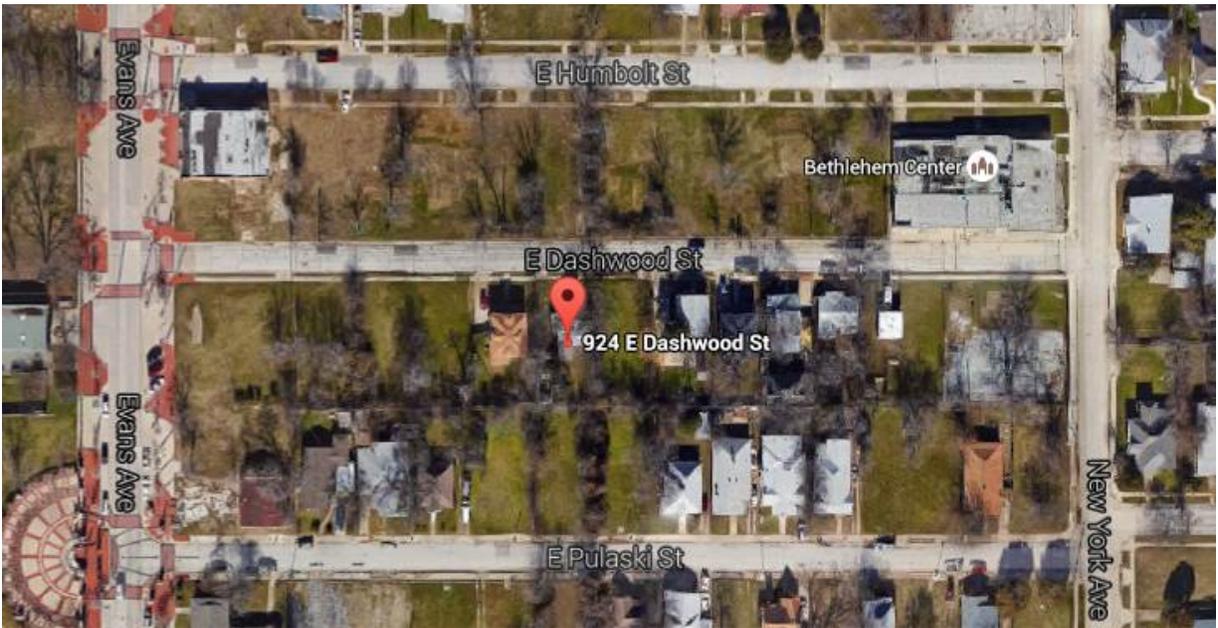
What is the estimated cost of demolition?

Unknown

What are the future plans for the site?

Unknown

SUPPLEMENTAL INFORMATION

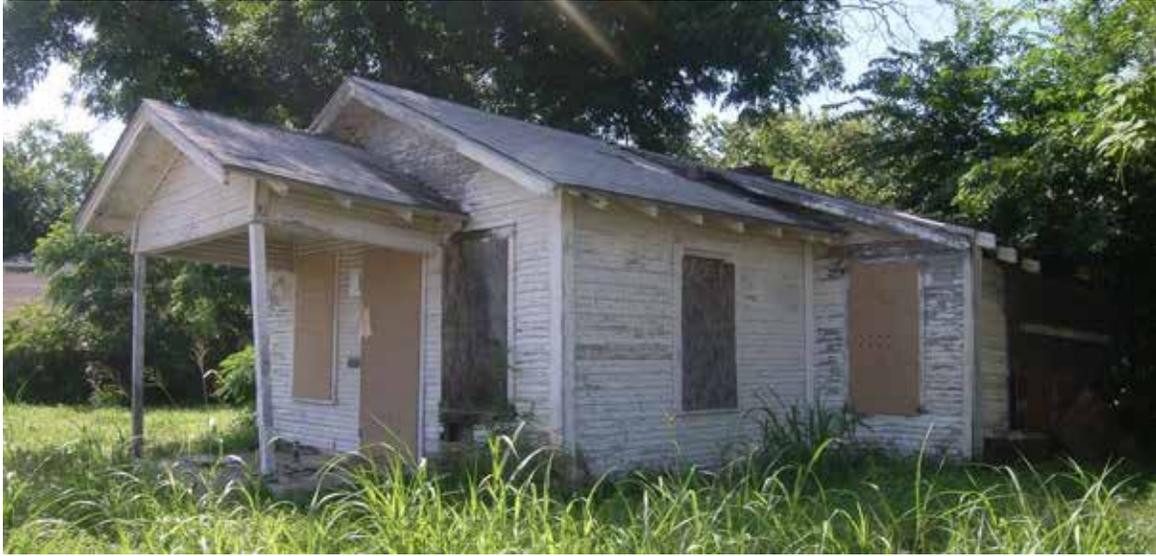


Aerial



Existing North (front) Façade of Structure

Additional Images



West Elevation



West Elevation



West Elevation



South (Rear) Elevation



South Elevation



East Elevation



East Elevation



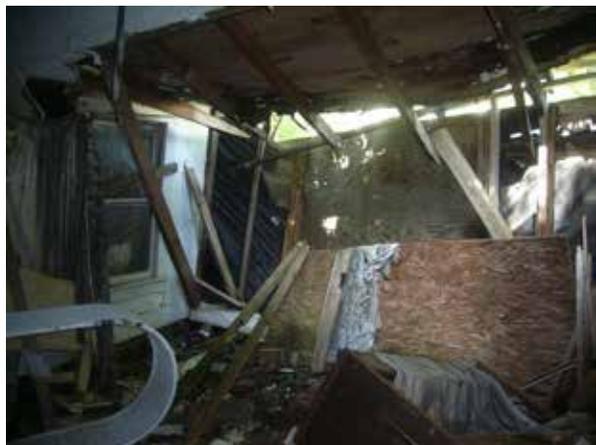
East Elevation



Front Door



Interior Images





Accessory Structure





Building Survey Report – Main Structure



CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY



Property Address: 924 E HUMBOLT ST.

Category: 1

Legal Description: KRASE, A SUBDIVISION Block: 4 Lot: 5C

File No.: 07-41662 Tax Account No.: 00880302

- Single Family Residence
 Two Family Residence
 Multifamily Residence
 Boarding House # of Units ____
 Commercial
 Industrial
 Accessory
 Other Use _____
 Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal
 Story ONE
 Occupied
 Vacant
 Open
 Secured

The above described property was inspected on 5/16/2015 by Code Enforcement Officer M. TURNER-MIMS, who may be contacted at (817) 392-2763. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined: a Building Permit; a Plumbing Permit; an Electrical Permit; or Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department. Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.

An Interior Inspection is Required
 An Interior Inspection was completed on ____ by Officer TURNER-MIMS in the presence of the owner / tenant / under the authority of an Administrative Search Warrant.

Owner: ALLEN ARTHUR EST ALLEN ATTN: DOROTHY HAYS Phone: ____

Address: 2944 PICKFORD WAY HATWARD CA Zip: 94541-4530

Signature: _____ DL# ____ DOB: ____

By signing above I acknowledge that the property referenced herein shall be required to come into compliance by _____. Should the property be re-inspected after that day and be identified to have Code violations, I also acknowledge that municipal court citations and further administrative actions are possible.

CORRECTIONS MUST BE MADE TO THE ITEMS CHECKED BELOW:

SMOKE DETECTORS: Missing
 Inoperative
 Improperly Located
 Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING: Yes
 No

EXTERIOR WALLS:

- Wood
 Charred
 Rotten
 Boards
 Loose
 Missing
 Siding
 Broken
 Missing
 Holes
 Breaches
 Cracks
 Buckled
 Leans
 Brick
 Loose
 Missing
 Damaged Paint
 Other ____

ROOF:

- Charred Wood
 Rotten Wood on Overhang
 Rotten Rafter Tails
 Rotten Decking
 Rotten Fascia Boards
 Shingles Missing
 Deteriorated Shingles
 Appears to Leak
 Sags
 Buckled
 Collapsed
 Holes
 Damaged Paint
 Other ____

FOUNDATION:

- Appears Inadequate Support
 Rotten Wood
 Piers
 Lean
 Missing
 Cracks in Perimeter Wall
 Cracks in Slab
 Missing Skirting
 Missing Access Cover
 Other ____

PROPERTY ADDRESS: 924 E DASHWOOD ST

Page 2 of 4

WINDOWS:

- Charred Wood Rotten Wood
 Broken Glass
 Glass Shards Not Removed
 Screens- Missing Damaged
 Burglar Bars w/No Release
 Bedroom Windows Boarded
 Damaged Paint
 Other ____

DOORS

- Charred Wood
 Rotten Wood
 Damaged Missing
 Off Hinges
 Poor Fit
 Broken Glass
 Glass Shards Not Removed
 Other ____

WATER CLOSET:

- Missing
 No Anti-Siphon Ball Cock
 Stopped Up
 Poorly Anchored
 Water Leaks
 Runs Constantly
 Tank - Broken Cracked
 Bowl - Broken Cracked
 Missing Flush Handle
 Supply Line Disconnected
 Seat - Broken Missing
 Other ____

PORCHES:

- Charred Wood
 Rotten Wood
 Missing Boards
 Inadequate Support
 Support Post Loose
 Support Post Missing
 Damaged Paint
 Cracks / Damaged Concrete
 Brick- Loose Missing
 Other ____

LAVATORY:

- Missing
 Damaged
 Loose From Wall
 Faucets - Leak Broken
 Loose
 Supply Line- Leaks Missing
 Non-conforming Waste Line
 Other ____

KITCHEN SINK:

- Missing
 Damaged
 Stopped Up
 Faucets - Leak Broken
 Loose Missing
 Trap - Leaks Missing
 Supply Line Leaks
 Supply Line Missing
 Non-conforming Waste Line
 Damaged Backsplash
 Damaged Countertop
 Other ____

STEPS:

- Charred Wood
 Rotten Wood
 Missing Boards
 Inadequate Support
 Handrails Missing Loose
 Damaged Paint
 Cracks / Damaged Concrete
 Brick - Loose Missing
 Other ____

BATHTUB / SHOWER:

- Missing
 Damaged
 Stopped Up
 Faucets - Leak Broken
 Loose Missing
 Damaged Tub/Shower Stall
 Other ____

WATER HEATER:

- Gas Electric
 Missing Disconnected
 Temp/Pressure Relief Valve
 Missing Damaged
 Drain Line - Missing
 Not Approved Pipe
 Not Extended Outside
 Not Elbowed Down
 Vent - Leaks Missing
 Non-confirming Vent
 Inadequate Combustion Air
 No Gas Cut Off
 Missing Fire Box Door
 Gas Supply Line Not Approved
 Gas Fired Located in Bed / Bath room
 Temperature Control - Missing
 Damaged Inoperable

PROPERTY ADDRESS: 924 E DASHWOOD ST

Page 3 of 4

PLUMBING MISCELLANEOUS:

- Open Clean Out
 Water Leak - Outside
 Under Building Yard
 Vent Stack - Missing Broken
 Not Extended Through Roof
 Sewer Line - Stopped Up
 Running Out on Ground
 Other _____

INTERIOR WALLS AND CEILINGS:

- Charred Wood
 Cracks
 Holes
 Mold / Mildew
 Water Damage Smoke Damage
 Fire Damage
 Ceiling Appears to Leak
 No Impervious Material Around Bathtub
 Bathtub / Shower Enclosure - Damaged
 Other _____

ELECTRICAL SERVICE:

- Service Panel Burned
 Service - Missing Not Grounded
 Missing - Breakers Fuses
 Missing - Interior Panel Exterior Panel
 Exposed Wiring Fire Damaged
 Non-conforming Wiring In Panel
 Burned - Wiring Outlets Switches Fixtures
 No GFCI Over Kitchen Counter Space
 No GFCI In Bathroom Circuit
 Outlets - Missing Loose Damaged
 Switches - Missing Loose Damaged
 Fixtures - Missing Loose Damaged
 Outlet Covers - Missing Loose Damaged
 Switch Covers - Missing Loose Damaged
 Extension Cords in Place of Permanent Wiring
 Exterior Lights - Damaged Missing
 Non-conforming Wiring
 Other _____

MECHANICAL:

- Fire Damaged
 Non-conforming Gas Line to Space Heater
 Non-conforming Gas Line to Kitchen Stove
 A.C. / Heat Thermostat Control - Missing
 Damaged Inoperable
 No Vent Fan or Window In Bathroom
 Bathroom Vent Fan Damaged Missing
 Inoperable
 Other _____

FLOORS:

- Damaged
 Charred Wood
 Rotten Wood
 Missing Boards
 Holes Cracks
 Buckled
 Not Level
 No Impervious Material On Bathroom Floor
 Other _____

APPLIANCES:

- Stove - Missing Damaged Inoperable
 Refrigerator - Missing Damaged Inoperable
 Exhaust Fan - Missing Damaged Inoperable
 Disposal - Missing Damaged Inoperable
 Dishwasher - Missing Damaged Inoperable
 Other

PROPERTY ADDRESS: 924 E DASHWOOD ST

Page 4 of 4

MISCELLEANOUS:

CALL OFFICER TURNER-MIMS AT 817-944-7019 WITH QUESTIONS REGARDING VIOLATIONS,

PLEASE OBTAIN A BUILDING OR DEMO PERMIT AS REQUIRED

CHIMNEY:

GUTTERS/DOWNSPOUTS:

LANDINGS:

BALCONY:

WALKWAYS:

EXITS/EMERGENCY ESCAPE:

FIRE LANE PROTECTION:

PARKING AREA:

EXTERIOR / INTERIOR SANITATION:

EXTERIOR / INTERIOR INFESTATION:

SWIMMING POOL/ SPAS:

FENCES:

WATER/SEWER:

GAS:

SECURITY DEVICES:

WASHER CONNECTIONS:

FIREPLACE:

VENTILATION:

HEATING:

AIR CONDITIONING:

Building Survey Report – Accessory Structure



CITY OF FORT WORTH
CODE COMPLIANCE DEPARTMENT
BUILDING SURVEY



Property Address: 924 E HUMBOLT ST

Category: 1

Legal Description: KRASE, A SUBDIVISION Block: 4 Lot: 5C

File No.: 07-41662 Tax Account No.: 00880302

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Two Family Residence | <input type="checkbox"/> Multifamily Residence | <input type="checkbox"/> Boarding House # of Units _____ |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> <u>Accessory</u> | <input type="checkbox"/> Other Use _____ |
| <input checked="" type="checkbox"/> Frame | <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Occupied | <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Concrete Brick | <input type="checkbox"/> Metal |
| | | <input type="checkbox"/> Open | Story ONE |
| | | | <input checked="" type="checkbox"/> Secured |

The above described property was inspected on 5/16/2015 by Code Enforcement Officer M. TURNER-MIMS, who may be contacted at (817) 392-2763. Violations observed by the Officer are marked below. The violation(s) must be corrected to comply with the City of Fort Worth Code of Ordinances, Chapter 7, Article IV, Minimum Building Standards Code and/or Chapter 7, Article IX, Multi-family Inspection Code.

The Officer determined: a Building Permit; a Plumbing Permit; an Electrical Permit; or Mechanical Permit is / are necessary. Permits must be obtained by an appropriately licensed contractor. Each contractor must obtain an inspection from the Department of Development upon completion of their specific work. When all violations have been corrected, the owner must call for a final inspection from the Code Compliance Department/ Vacant structures may not be occupied until all violations have been corrected and approved by the Code Compliance Department.

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SMOKE DETECTORS: Missing Inoperative Improperly Located Additional Detectors Required

APPROVED ADDRESS NUMBERS PLACED ON BUILDING: Yes No

EXTERIOR WALLS:

- Wood Charred Rotten
- Boards Loose Missing
- Siding Broken Missing
- Holes Breaches
- Cracks Buckled Leans
- Brick Loose Missing
- Damaged Paint
- Other _____

ROOF:

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BALCONY:

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EXTERIOR / INTERIOR INFESTATION:

SWIMMING POOL/ SPAS:

FENCES:

WATER/SEWER:

GAS:

SECURITY DEVICES:

WASHER CONNECTIONS:

FIREPLACE:

VENTILATION:

HEATING:

AIR CONDITIONING:

**Tarrant Appraisal District
Real Estate
07/09/2015**

Account Number: 00880302
Georeference: [22925-4-5C](#)
Property Location: 924 E DASHWOOD ST, FORT WORTH, 76104



Owner Information: ALLEN ARTHUR EST
 ALLEN
 Attention: % DOROTHY HAYS
 2944 PICKFORD WAY
 HAYWARD CA 94541-4530

Legal Description: KRAUSE, A SUBDIVISION
 Block: 4 Lot: 5C

Taxing Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$5,000	\$100	\$5,100
Appraised Value †	\$5,000	\$100	\$5,100
Approximate Size †††			894
Land Acres			0.1188
Land SqFt			5,177

† Appraised value may be less than market value due to state-mandated limitations on value increases
 †† A zero value indicates that the property record has not yet been completed for the indicated tax year
 ††† Rounded

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2013	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2012	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2011	\$5,000	\$100	\$5,100	\$5,000	\$100	\$5,100
2010	\$5,000	\$3,400	\$8,400	\$5,000	\$3,400	\$8,400

2015 Notice Sent:

Protest Deadline:

Exemptions:

Property Data:

Deed Date: 12/31/1900
Deed Page:
Deed Volume: 0001422
Instrument: 00014220000505

Year Built: 1925
Pct Complete: 1.00
TAD Map: [2054-388](#)
MAPSCO: TAR-077K
Agent:

State Code: A Residential SingleFamily
Garage Bays: 1
Central Air: N
Central Heat: N
Pool: N